



Meeting Minutes

Whitestown Plan Commission

Date: 1/27/2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 S 700 E, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:33pm

Pledge of Allegiance

Roll Call

- ☒ Robby Halford
- ☒ Jason Lawson
- ☒ Dennis Anderson- **Absent**
- ☒ Josh Westrich
- ☒ Bryan Sheward
- ☒ Jacob Crouch
- ☒ Staff:
 - o Lauren Bailey, Town Planner,
 - o John Molitor, WPC/WBZA Attorney

Approve Agenda

1. Appoint Commission President and Vice President
 - a. Halford nominated for President by Lawson

Motion to approve Halford as President by Lawson. Second by Westrich. Motion passes 5-0.

- b. Lawson nominated for Vice President by Sheward

Motion to approve Lawson as Vice President by Sheward. Second by Westrich. Motion passes 5-0.

2. January 27, 2016 Agenda

Motion to approve agenda by Westrich. Second by Lawson. Motion passes 5-0.

Minutes

3. November 9, 2015 Meeting Minutes

Motion to approve minutes by Westrich. Second by Lawson. Motion passes 5-0.

Public Comment for Items Not on the Agenda

4. None

Old Business

New Business- Public Hearing

5. Introduction to new members

- a. Jacob Crouch

6. Docket PC15-023-CP – RPM Machines Indy Concept Plan

- a. Jerry Kittle- Innovative Engineering: Introduction to project
- b. Blair Carmosino: RPM Machinery representative
- c. Bailey: Staff Report
- d. Halford: This is a private or public road? What are the traffic loads or customer count?
 - i. Kittle: The cut will be off a public road, off Indianapolis Road
 - ii. Carmosino: Deliveries may be 3-4 times a day in our busy season but not a heavy traffic count that we expect.
- e. **Public Requests to Speak**
- f. Mary Iacobelli- 3835 S. Indianapolis Rd: Concerns about the developer not purchasing all properties that will be affected by this.
- g. Jeff Cahen- 3805 S. Indianapolis Rd: Concerns about noise pollution, property values and buffering for the residents in which this is their backyard. What is the estimated start date?
- h. Gary Hayes- 3720 Indianapolis Rd: Concerns about water quality as power washing and chemicals will drain into Fishback Creek and ultimately Eagle Creek watershed.
- i. **Petitioner Rebuttle**
- j. Kittle: Landscaping and buffering designs will be determined at the Development Plan stage. Any power washing or cleaning of equipment will be inside the facility which legally has to be drained to the sanitary sewer. Any surface runoff will be collected and treated as well.
- k. Halford: I thank the public for their comments and concerns. We highly recommend the developer to meet or facilitate discussion with the affected residents to remedy these concerns at their next public meeting in March.

Motion to approve Docket PC15-023-CP by Sheward. Second by Crouch. Motion passes 5-0.

7. Docket PC16-024-DP – Myers Custom Cabinets Development Plan

- i. Jerry Kittle- Innovative Engineering: Introduction to project
- ii. Bailey: Staff Report

Motion to approve Docket PC15-024-DP by Sheward. Second by Lawson. Motion passes 5-0.

8. 2016 Whitestown Plan Commission Meeting Schedule

Motion to approve 2016 Meeting Schedule by Halford. Second by Lawson. Motion passes 5-0.

Other Business

8. WPC/WBZA New Member Training Session

- a) Bailey: With new members on the board and commission I would suggest holding a training session like we did last year for new members. We can schedule this on the WBZA meeting date for February 4th.

- b) Halford: We will have a training session for any new member on the board and commission on the February 4th regular meeting date.

Announcements

Adjourn

Motion to adjourn by Lawson. Second by Westrich. 5-0

7:17pm

Robby Halford, President

Lauren Bailey, Secretary